



West Wear Street, City Centre, Sunderland

£60,000

SPACIOUS 2 DOUBLE BEDROOM APARTMENT

EN SUITE TO MASTER BEDROOM PLUS MAIN BATHROOM

LARGE OPEN PLAN LOUNGE KITCHEN WITH DOORS ONTO SPACIOUS BALCONY

SECOND FLOOR WITH SUPER VIEWS OVERLOOKING RIVER & BEYOND

EPC RATING C

INTEGRATED KITCHEN APPLIANCES

SPACIOUS 2 DOUBLE BEDROOM APARTMENT - SECOND FLOOR WITH SUPER VIEWS OVERLOOKING RIVER & BEYOND - EN SUITE TO MASTER BEDROOM PLUS MAIN BATHROOM - LARGE OPEN PLAN LOUNGE KITCHEN WITH DOORS ONTO SPACIOUS BALCONY - INTEGRATED KITCHEN APPLIANCES - NO CHAIN - ON DOORSTEP OF CITY CENTRE SHOPS, RESTAURANTS, TRANSPORT LINKS - MAY BE OF INTEREST TO INVESTORS WITH ANTICIPATED RENTAL INCOME OF £800pcm ... Good Life Homes are delighted to bring to the market a strong example of one of the modern apartments in the Echo Building with terrific 2nd floor views over the river and beyond to St Peter's Campus and the sea. Offering spacious accommodation with lift access, the apartment briefly comprises; secure building entrance, concierge/security, 2 double bedrooms with en suite and additional bathroom, large lounge/kitchen with integrated appliances and doors leading out to balcony with impressive views. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Laminate wood-effect flooring, electric wall heater, built in cupboard providing storage and the location of the hot water cylinder. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to additional storage cupboard.

LOUNGE/KITCHEN 26' 0" x 14' 0" (7.92m x 4.26m)

Measurements taken at widest points. Laminate wood-effect flooring to the lounge area and contrasting laminate wood-effect flooring to the kitchen area. Electric wall heater, telephone intercom system, recessed lights to ceiling, double-glazed window windows with direct views over Wearmouth bridge and the river wear toward to Bonners Raff and St Peters Campus to the north and to Roker Pier and lighthouse to the north east, double-glazed door leading out onto balcony which stretches the full width of the apartment. The kitchen area comprises a range of wall and floor units in a cream high gloss finish with wood-effect laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring electric hob and feature extractor chimney in stainless steel finish and stainless-steel splash back. Integrated dishwasher, integrated fridge/freezer, integrated washing machine. Extractor fan situated above the sink.

BEDROOM 2 12' 2" x 8' 10" (3.71m x 2.69m)

This is a double bedroom. Carpet flooring, electric wall mounted heater, double-glazed windows with river views.

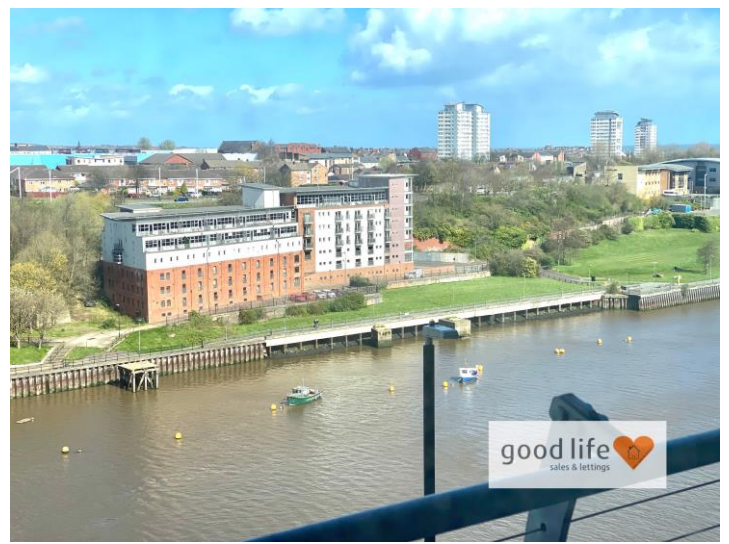
BATHROOM 6' 10" x 6' 4" (2.08m x 1.93m)

Tile flooring, electric towel heater style radiator, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, bath with panel, chrome tap with showerhead attachment. Built-in mirror to 1 wall, electric shaving point, recessed lights to ceiling. Tiling around the bath and the remainder of the bathroom.

PRINCIPAL BEDROOM 20' 4" x 9' 1" (6.19m x 2.77m)

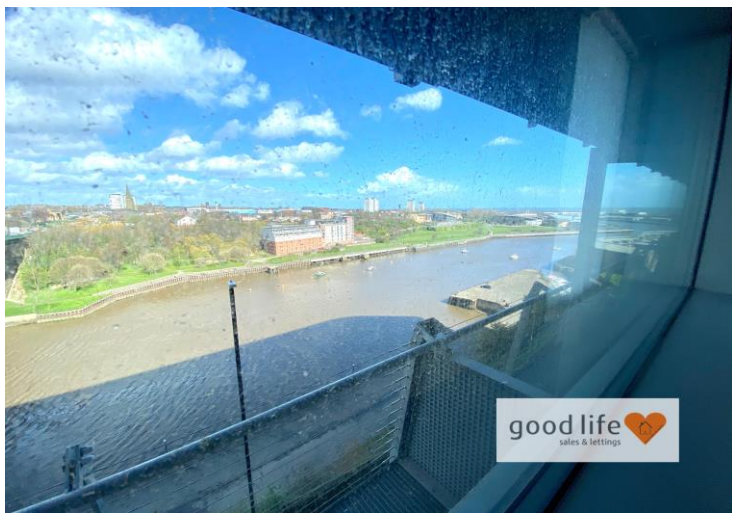
Laminate wood-effect flooring, electric wall heater, double-glazed window with prominent views across the river wear and Wearmouth bridge, Roker pier and the sea in the distance to the north east. Door leading off to en suite.

EN SUITE 6' 10" x 4' 9" (2.08m x 1.45m)



Tile flooring, towel heater style radiator, white toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, double shower cubicle with shower fed from the main hot water system. Built in mirror, recessed lights to the ceiling, mosaic-effect tiling to the walls.





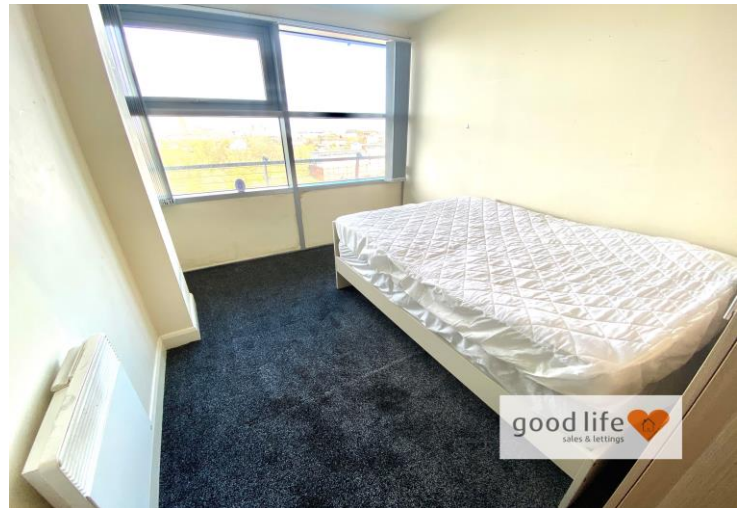
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs:</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	